044.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,283,600 / 1,283,600
					USE VALUE:	1,283,600 / 1,283,600
					ASSESSED:	1,283,600 / 1,283,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
266		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARRISON AARON PEIRANO ETAL/ T	
Owner 2:	PEIRANO GARRISON 2021 FUNDING	
Owner 3:	TRUST	
Street 1:	266 MYSTIC VALLEY PKWY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	GARRISON AARON PEIRANO -
Owner 2:	GARRISON IRENE PEIRANO -
Street 1:	266 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .323 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 3479 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14069.000	669,100	8,200	606,300	1,283,600
Total Card	0.323	669,100	8,200	606,300	1,283,600
Total Parcel	0.323	669,100	8,200	606,300	1,283,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.91 | /Parcel: 368.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	30923
GIS Ref	
GIS Ref	
Insp Date	10/26/16

!3728!

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	669,100	8200	14,069.	606,300	1,283,600		Year end	12/23/2021
2021	101	FV	623,800	8200	14,069.	606,300	1,238,300		Year End Roll	12/10/2020
2020	101	FV	632,800	8200	14,069.	606,300	1,247,300	1,247,300	Year End Roll	12/18/2019
2019	101	FV	475,800	8200	14,069.	644,200	1,128,200	1,128,200	Year End Roll	1/3/2019
2018	101	FV	475,800	8200	14,069.	469,900	953,900	953,900	Year End Roll	12/20/2017
2017	101	FV	460,200	8200	14,069.	409,200	877,600	877,600	Year End Roll	1/3/2017
2016	101	FV	460,200	8200	14,069.	348,600	817,000	817,000	Year End	1/4/2016
2015	101	FV	448,800	8200	14,069.	341,000	798,000	798,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:31:05

LAST REV

Date	Time
05/25/21	14:49:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRISON AARON	76958-174	1	2/12/2021	Convenience	1	No	No		
JOHNSON CHARLES	76197-267	1	11/18/2020		1,550,000	No	No		
JOHNSON CHARLES	22046-209		7/10/1974		1	No	No		Charles Johnson dod 5/19/2000

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2018	1244	Redo Bat	6,000	C				
5/9/2017	535	Redo Kit	26,000	C				
8/3/2015	1091	Add Bath	24,500		8/3/2015			Add half bath to t
11/26/2013	1735	Manual	26,300	C				
8/13/2009	9140	Renovate	9,140					

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
10/26/2016	Meas/Inspect	DGM	D Mann
10/26/2016	Permit Visit	DGM	D Mann
1/31/2014	Info Fm Prmt	EMK	Ellen K
1/7/2009	Meas/Inspect	294	PATRIOT
10/8/1999	Meas/Inspect	263	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14069		Sq. Ft.	Site		0	80.	0.54	1			Med. Tr	-10					606,292						606,300	

Total AC/HA:	0.32298	Total SF/SM:	14069	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	606,292	Spl Credit		Total:	606,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13342535
Const Adj.:	1.10629582
Adj $ / SQ:	163.007
Other Features:	115720
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821933
Depreciation:	152880
Depreciated Total:	669054

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

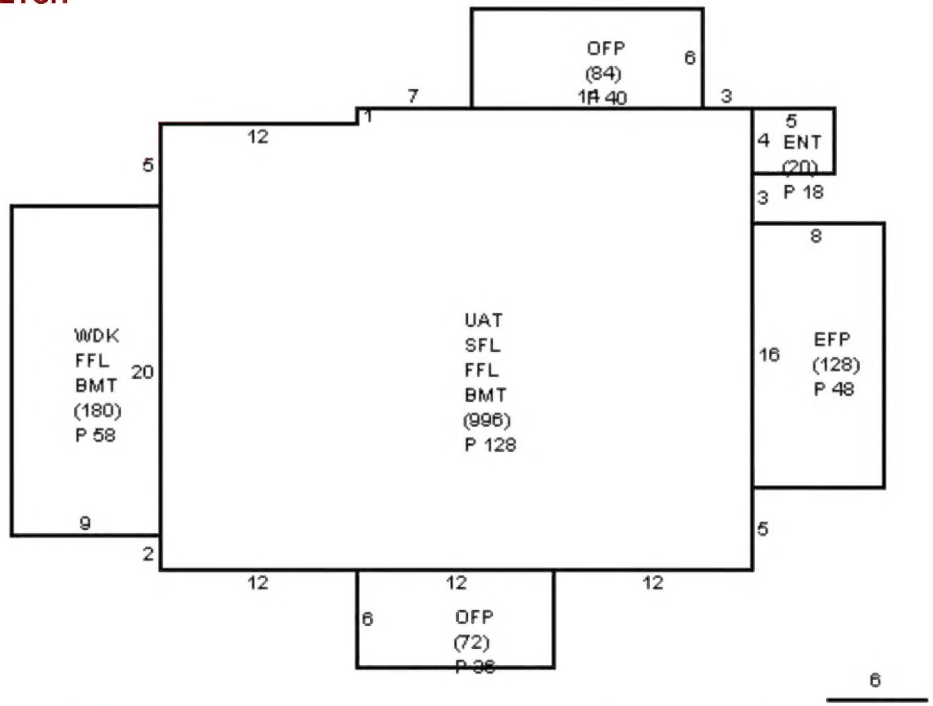
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	216.80
Special Features:	0	Val/Su Net:	163.95
Final Total:	669100	Val/Su SzAd	308.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	89.610	105,385
FFL	First Floor	1,176	163.010	191,697
SFL	Second Floor	996	163.010	162,355
UAT	Upper Attic	249	114.110	28,412
WDK	Deck	180	12.780	2,301
OFP	Open Porch	156	29.960	4,673
EFP	Enclos Porch	128	53.650	6,867
ENT	ENTRY	20	29.210	584
	Net Sketched Area:	4,081	Total:	502,274
Size Ad	2172	Gross Area	4828	FinArea 3479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

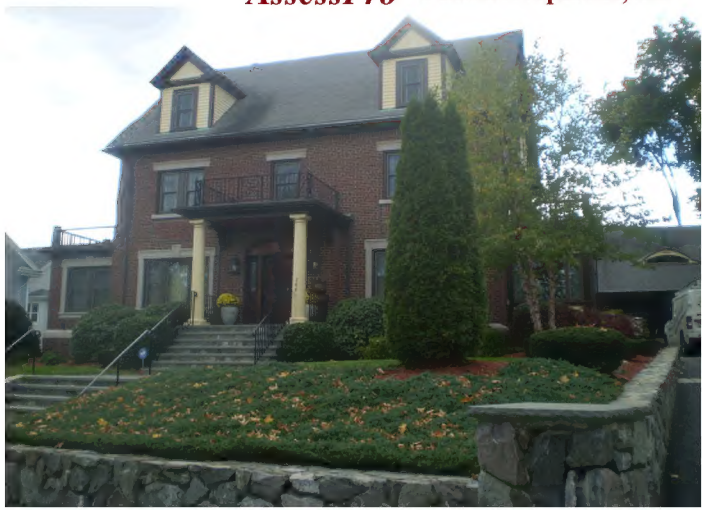
SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	G	GD	1920	29.22	T	30	101			8,200			8,200
2	Frame Shed	D	Y	1	8X12	G	GD	1998	0.00	T	12.6	101						

More:	N	Total Yard Items:	8,200	Total Special Featues:		Total:	8,200

IMAGE

AssessPro Patriot Properties, Inc